

**TRANSFER
TAX
PAID**

44-117

WARRANTY DEED

We, **EUGENE R. LOUBIER** and **VERNA M. LOUBIER**, of Winslow, in the County of Kennebec and the State of Maine

029712

For consideration paid,

grant to **FREDERICK F. MURPHY** and **JACQUELYN J. MURPHY**, husband and wife, of Vassalboro, in the County of Kennebec and the State of Maine

as joint tenants, and not tenants in common,

whose mailing address is: 102 Main St, No. Vassalboro, ME 04962

with **WARRANTY COVENANTS:**

A certain lot or parcel of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

Beginning in the westerly line of Elm Street at a point in line with the northerly line of the store extended easterly; thence westerly along the northerly line of said store about seventy-four and six-tenths (74.60) feet to the northwesterly corner of said store, thence southerly in the westerly line of said store fourteen (14) feet; thence westerly at right angles fifteen (15) feet; thence southerly at right angles fifteen (15) feet; thence southerly at right angles about fifteen (15) feet to land of one Begin; thence easterly along the northerly line of land of said Begin about one hundred (100) feet to the westerly line of Elm Street; thence northerly in the westerly line of Elm Street about twenty-two (22.9) and nine tenths feet to the point of beginning.

Together with the right to use the driveway on the northerly side of said store and the land west of the store for loading and unloading, but not for parking, and the right to allow the eaves of the store to remain as at present.

This conveyance is made subject to the following restrictions which run with the land hereby conveyed;

- (1) No building or structure shall be erected on said lot of more than one store;
- (2) (2) The premises shall not be used or occupied for a fish market or beer parlor.
- (3) Together with the right to use the water and sewer pipes in common with the others as now exist, with the right to go upon the land of the former grantor to maintain and repair said services.

Meaning and intending to convey the same premises described in a deed from Augusta Nardi to the herein grantors dated January 31, 1975 and recorded February 3, 1975 in Kennebec Registry of Deeds Book 1793 Page 27.

WITNESS our hands and seals this 12th day of November 1996.

44-117

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Witness

Eugene R. Loubier
EUGENE R. LOUBIER

Witness

Verna M. Loubier
VERNA M. LOUBIER

STATE OF MAINE, Kennebec, ss.

Then personally appeared the above named November 12 1996
EUGENE R. LOUBIER and **VERNA M. LOUBIER** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

J. J. Ladd

Notary Public (Print Name) / Attorney
J. J. Ladd

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CLERK Theresa R. Brown
CLERK OF DEEDS

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